

DESIGN REVIEW BOARD

Friday, September 18, 2009

7:30 a.m.

Public Works Building Planning & Development Services, 2nd Floor North

201 North Stone Avenue

Tucson, Arizona

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order

Roll call of DRB members:

Page Repp (Chair)	John Anderson
Kacey Carleton	Bruce Dawson
Margaret Joplin	Henry Tom

Approval of minutes from August 7, 2009

NEW CASES

**DRB-09-12 QUIKTRIP 1493/QUIKTRIP CORPORATION, 1925 N. KOLB RD, OCR-1
[DDO-09-74]**

The applicant's project is the Quiktrip on north Kolb Road and zoned "OCR-1" Office Commercial Residential. The applicant proposes to construct a new convenience store with gasoline sales. The project requires compliance with all Tucson *Land Use Code (LUC)* development criteria applicable to new construction. Tucson *LUC* Sections applicable to the project include, but are not limited to Section 2.6.1 which provides the design criteria applicable to commercial development in the OCR-1 zone, Sections 3.7.2 and 3.7.3 which provide the landscape screening requirements applicable to the project; and Sections 5.1.8.3 and 5.3.5.3 (See Attachment 'A') which provide the DDO regulations applicable to this screening substitution request.

The Applicant's Request

The applicant proposes the following Landscape Screening Design Development Option:

1. Along the eastern boundary of the site, provide a five (5) foot high vegetative screen in lieu of a five (5) foot high masonry wall, as shown on the submitted plans.
2. Along the eastern boundary adjacent to the loading zone provide a six (6) foot high vegetative screen in lieu of a six (6) foot high masonry wall, as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL) FINDING THE APPLICATION (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.3.5.3A-Q (SUBJECT TO THE FOLLOWING CONDITIONS).

RND PRE-APPS

The purpose of the pre-application portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn

If you have any questions concerning this DRB meeting, please contact Russlyn Wells at 837-4948.

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ATTACHMENT A: DDO FOR LANDSCAPE & SCREENING SUBSTITUTIONS

LUC SECTION 5.3.5.2 The Design Review Board (DRB) shall review the request and provide the Development Services Department Director with a recommendation. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and such other information as may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04); and, shall in formulation of its recommendation utilize the same criteria, as provided in Section 5.3.5 required of the DSD Director in making the decision.

SECTION 5.3.5.3 “DDO FINDINGS”

The Development Services Department Director may approve a design modification, as provided by this Section, if all of the following findings are made. (Ord. No. 9967, §5, 7/1/04)

- A. The modification is not a request previously denied as a variance. (Ord. No. 9179, §1, 12/14/98)
- B. The modification is not to a special requirement or finding to determine whether the use should be allowed in the zone.
- C. The modification is not to a condition of approval for a rezoning or Special Exception Land Use application.
- D. The modification is not to a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs.
- E. The modification does not create a situation where the proposed development will adversely impact adjacent properties or development.
- F. The modification does not create a situation where the proposed development substantially reduces the amount of privacy which would be enjoyed by nearby residents any more than would be available if the development was built without the modification.

- G. The modification does not create a situation where proposed development will block visibility on adjoining streets for either vehicular or pedestrian traffic.
- H. The modification provides design alternatives to better integrate the development into the design character of the immediate neighborhood.
- I. The modification does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.
- J. The modification does not result in the deletion or waiver of an *LUC* requirement.
- K. The modification does not lower the height of a required screening device to a point where it cannot accomplish its purpose.
- L. The modification does not decrease the required area, in square footage, of landscaping.
- M. The modification does not result in either a decrease in off-street motor vehicle parking spaces of more than five (5) spaces or the provision of less than ninety (90) percent of the required parking. (Ord. No. 9138, §1, 10/5/98)
- N. The modification in off-street motor vehicle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the DDO. This includes improvements such as, but not limited to, enhancement of landscaping, pedestrian facilities, or bicycle provisions beyond the requirements of the *LUC*. (Ord. No. 9967, §5, 7/1/04)
- O. The modification does not decrease the number of bicycle parking spaces by more than ten (10) percent and in no event shall the modification lower the requirement to less than two (2) spaces.
- P. The modification to the location of bicycle parking does not make access to the bicycle parking area less convenient or reduce the security of the bicycle parking area.
- Q. The modification in the number of bicycle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the DDO. This includes improvements such as, but not limited to, enhancement of landscaping or pedestrian facilities beyond the requirements of the *LUC*. (Ord. No. 9967, §5, 7/1/04)

5.3.5.4 Expiration of Approval. Any DDO approval granted by the Development Services Department Director shall be null and void if building permits are not issued implementing the DDO or compliance with conditions of approval does not occur within one hundred eighty (180) days from the date of approval. One (1) extension of up to one hundred eighty (180) days may be granted by the Development Services Department Director for good cause. (Ord. No. 9967, §5, 7/1/04)